



Town of Hopkinton

Planning Department

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HOPKINTON ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION AUGUST 3, 2021

Notice is hereby given that the Hopkinton Zoning Board of Adjustment met on Tuesday, August 3, 2021, at 5:30 PM in the Hopkinton Town Hall and made the following decision(s):

I. Application(s).

#2021-8 T. F. Bernier, Inc. Special Exception to permit a driveway through the Wetland Conservation Overlay District. The property is owned by John H. Lynch Trust, located off Gould Hill Road and Briar Hill Road, Tax Map 240, Lot 51, R-2 district, per Zoning Ordinance 12.7.2.

Andrew Locke, seconded by Dulcie Madden Lipoma, moved to **APPROVE** Application #2021-8 subject to input, if any, from the Conservation Commission and Planning Board. If the Conservation Commission or Planning Board expresses concerns, then the Zoning Board of Adjustment will meet to review those specific concerns. Motion passed in the affirmative (Cummings – in favor, Lipoma – in favor, Locke – in favor, and Rinden – in favor). All criteria for a Special Exception outlined in Section XV of the Zoning Ordinance were satisfied.

#2021-9 Baystone Properties, LLC Special Exception to permit one building with twelve (12) dwelling units at 71 Cedar Street, Tax Map 102 as Lot 35, VR-1 district, per Zoning Ordinance 3.6.A.3 and 4.4.7. Note: At the Applicant's request, the Zoning Board of Adjustment deferred review of the application to the September 7, 2021, meeting.

II. Review of the Minutes and Notice of Decisions of June 1, and July 7, 2021, was deferred to the September 7, 2021 meeting.

Karen Robertson
Planning Director

Ordinance §15.10: "Representations made at the public hearing or material submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking, or uses which are subject to regulations pursuant to subsection 15.8.2 or 15.8.3 shall be deemed conditions upon such special exception or variance."

Subject to review and approval.